

City of San Diego
DRAFT COUNCIL POLICY 600-41

Subject: INDUSTRIAL LAND CONVERSION AND COLLOCATION
 CRITERIA

Background

One of the objectives of the Strategic Framework Element, adopted by the City Council in 2002, is to identify areas where additional housing could occur in locations where employment uses are integrated. Although the Economic Prosperity Element and Land Use Elements of the new general plan will address how and where such collocation could occur, these elements are not scheduled for adoption until 2005. In the interim, numerous applications for residential development in the industrial areas of Sorrento Mesa and Otay Mesa have already been received. This Council Policy will serve as an interim tool to establish the requirements and criteria by which industrial-residential collocation and conversion proposals are evaluated until the criteria are incorporated into the General Plan's Economic Prosperity and Land Use Elements. Once the General Plan containing the criteria is adopted, this Council Policy will no longer be in effect.

Purpose

To establish a consistent process to evaluate collocation projects, project requirements, and evaluation criteria for both collocation and conversion projects that:

- preserve employment land
- consider residential projects necessary to alleviate the City's housing
- implement mobility policies

Definitions

- **Conversion** – a change in use of an industrially-designated parcel to residential use only.
- **Collocation** – the geographic integration of residential development into the industrial uses on a site regulated by a single discretionary permit.
- **Key Industry Clusters** - Clusters are groups of interrelated sectors that drive wealth creation in a region, primarily through export of goods and services. They play a fundamental role in, and are capable of, providing a rising standard of living for the San Diego region. In the City of San Diego, they include software, electronics, biotechnology, and telecommunications employment clusters.
- **Jobs/housing balance** – jobs per dwelling unit which approach a 1.3 to 1 ratio.
- **No net loss of industrial use** – For projects with entitlements granted with an approved planned development permit, the total square footage of industrial use approved with the Planned Development Permits should be maintained. For projects without existing entitlements, the industrial square footage as calculated utilizing an approximately 1.0 floor area ratio over the entire site should be maintained on the industrial portion of the site. For projects within the Kearny Mesa Community Plan area, the applicable floor area ratio will be .5.

Policy

A. Implementing process for collocation proposals

It is the policy of the City Council to provide for the following process to consider applications for collocation. Community plan amendments to apply an industrial mixed-use designation to the site will be required for applications for industrial-residential collocation. If there is no existing industrial mixed-use designation in the applicable Community Plan, the Community Plan Amendment should include the addition of such a designation to the Community Plan. At that time, more specific requirements or criteria for the use of such a designation can also be established to address an individual community's needs. This designation would be applied to properties only as individual Community Plan Amendment requests are processed. Additional information may be required on a case-by-case basis to be utilized in evaluating the project against the criteria.

B. Requirements and Criteria for Collocation and Conversions

It is the policy of the City Council that community plan amendments for collocation and conversion meet the following threshold before being analyzed utilizing the project requirements and the evaluation criteria:

Industrial Land Preservation Threshold Requirement

- a. Collocation – Residential uses should be located on no more than approximately one-third of the entire site considered under a single discretionary permit. The proposal should result in no net loss of the amount of development for industrial uses most attractive to support the City's key industrial clusters.
- b. Conversion – The proposal does not reduce the availability of land most attractive to support the City's key industrial clusters.

Project Requirements

1. The applicant is providing for a minimum of 10% affordable housing onsite as defined by the City's Inclusionary Housing Ordinance.
2. The project should be located within one-half mile of existing or planned transit.
3. The project pays its fair share of community facilities required to serve the additional residential units (at the time of occupancy). In addition to the required community plan amendment, concurrent processing of a public facilities financing plan amendment may be required.

Evaluation Criteria

1. The proposal implements the "smart growth" policies contained in the Strategic Framework Element and Transit Oriented Development Design Guidelines (TOD).
2. The site is not located in an employment area where existing or future incompatibilities may result regarding truck traffic, noise, and other external environmental effects.
3. The site has parcel configuration, topographical, or infrastructure constraints that limit its potential for employment use.
4. The proposal promotes jobs-housing balance of 1.3 to 1 within a five-mile radius.
5. The Community Plan Amendment should specify appropriate densities which maximize the development potential of the land for residential purposes.

History

Adopted as R- 00/00/00